

CLUBLEYS



Cherry Tree Farm Cottage, Sparkmill Lane,
Beverley, HU17 0SY
TO LET £1,350 Per Calendar Month



Nestled on Sparkmill Lane in the charming town of Beverley, this delightful detached character cottage offers a perfect blend of traditional charm and modern convenience. With four bedrooms, one conveniently located on the ground floor, this home is ideal for families or those seeking a comfortable living space.

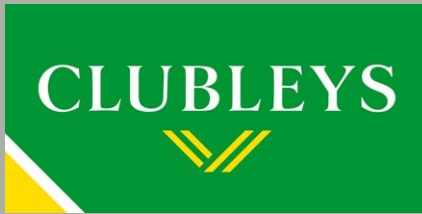
The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The downstairs shower room adds to the practicality of the layout. One of the standout features of this cottage is its beautiful gardens, which are adorned with a variety of fruit trees.

Situated in a convenient location, this property allows for easy access to local amenities and the vibrant community of Beverley. With its characterful charm and thoughtful design, this detached cottage is a wonderful opportunity.

HOLDING DEPOSIT £310, DEPOSIT REQUIRED £1550, COUNCIL TAX BAND F, AVAILABLE NOW

RENT £1,350 Per Calendar Month | DEPOSIT £1,550 | AVAILABLE FROM 1st
August 2025

East Yorkshire Council BAND: F



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Leading in from the front entrance door, tiled flooring, door leading to hallway.

ENTRANCE HALLWAY

Parquet flooring, stairs to first floor accommodation and a radiator.

DINING ROOM

3.875 x 3.436 (12'8" x 11'3")

With a stone tiled flooring, full width window overlooking the rear garden and a radiator. Opening leading to :-

LIVING ROOM

8.053 x 3.676 (26'5" x 12'0")

Spacious room with feature wood burning stove set in stone hearth, broadband points, wall mounted lighting, radiator, feature beams and fireplace

INNER HALLWAY

Laminate flooring.

GROUND FLOOR BEDROOM / STUDY

2.607 x 2.189 (8'6" x 7'2")

Radiator.

SHOWER ROOM

2.205 x 1.714 (7'2" x 5'7")

Laminate flooring and part tiled walls. Modern raised shower cubicle with mains fed shower, low level WC and vanity hand wash basin. Chrome heated towel rail, recessed ceiling spot lights and wall mounted mirror.

GROUND FLOOR SECOND BEDROOM

3.888 x 2.881 (12'9" x 9'5")

Double bedroom with new carpet, wall mounted light and a radiator.

UTILITY ROOM

5.366 x 2.057 (17'7" x 6'8")

A useful room with quarry tiled flooring, fitted with cream floor units, complimentary work surfaces, plumbed for washing machine and a radiator. Door leading to the rear garden.

CONSERVATORY

3.076 x 2.949 (10'1" x 9'8")

Looking out onto dual aspects and double doors leading out onto the garden. Tiled flooring.

KITCHEN

4.492 x 2.831 (14'8" x 9'3")

Fitted with a range of base units with complimentary work surfaces, stainless steel sink unit, double oven with four ring electric hob, tiled flooring and recessed ceiling spot lights.

FIRST FLOOR

LANDING

Hatch to loft space and a radiator.

FIRST FLOOR BEDROOM ONE

To the rear elevation, under eave storage and decorative beam.

FIRST FLOOR BEDROOM THREE

4.465 x 3.849 (14'7" x 12'7")

Velux window, under eave storage and a radiator.

BEDROOM FOUR

3.694 x 2.277 (12'1" x 7'5")

Double bedroom to front elevation with Velux window and a radiator.

BATHROOM

2.671 x 2.471 (8'9" x 8'1")

Part tiled walls, laminate flooring, white panelled bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan and a radiator.

OUTSIDE

GARDENS

Fully enclosed rear garden with covered seating area immediately beyond the house leading to lawn with shrubs and mature fruit trees. Wood shed, air source pump and storage. Block paved patio to the side of the cottage to provide an additional seating area.

PRIVATE PARKING

Parking located to the front area however the landlords will require access through the gates at times.

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU17 0SY. Mobile phone coverage for voice calls is available from Vodafone, O2 & EE and Three. The checker results are predictions and should not be regarded as guaranteed.

SERVICES

There is a septic tank which the landlord have advised doesn't need any maintenance.

There are solar panels to the roof which tenants will benefit from cheap electricity.

There is an Air Source pump which provides the heating.

There is a water pump which provides water free of charge.

APPLIANCES

No appliances have been tested by the agents.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

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The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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